



MINUTES

Wednesday, February 21, 2018 – 7:00 P.M.

Please refer to the Architectural Committee Procedural Items coversheet for information on all procedural matters.

ITEMS FOR COUNCIL ACTION

The following items from this Architectural Committee agenda will be scheduled for Council review following the conclusion of hearing and recommendations by the Architectural Committee. Due to timing of notices for Council hearings and the preparation of Council agenda reports, these items will not necessarily be heard on the date the minutes from this meeting are forwarded to the Council. Please contact the Planning Division office for information on the schedule of hearings for these items:

- None

1. CALL TO ORDER

- The meeting was called to order at 7:00 p.m.

2. ROLL CALL

The following Committee Members responded to roll call: Council Member Patricia Mahan; Planning Commissioner Yuki Ikezi; and Planning Commissioner Lance Saleme.

Staff present: Gloria Sciara, Development Review Officer; Rebecca Bustos, Associate Planner.

Applicants, Owners and Public present:

Item 7.A. PLN2018-13036	3495 Victoria Avenue: Yanna Hu and Qihua Luo, Owners;
Item 7.B. PLN2018-13030	2281 Bowers Avenue: Trangi Liu, Zhiying Huang, Owners; Josh Michelson, Ryan Hoagland, Beth Sevilla, Erin and Elise Hoagland, Neighbors.
Item 7.C. PLN2018-13057	151 Muir Avenue: Alok Agarwal, Owner; Archana Jain, Architect;
Item 7.D. PLN2018-13059	1734 Franck Avenue: Jessica Lin, Friend;
Item 8.A. PLN2017-13013	664 Scott Boulevard: Patree Duke, Owner; Ryan Hoagland, Beth Sevilla, Erin and Elise Hoagland, Neighbors.
Item 8.B. PLN2017-13000	2930 El Camino Real: Marcus Dalton, Jeremy Dalton, Applicant; Ryan Hoagland, Beth Sevilla, Erin and Elise Hoagland, Larry McGinty, Chris Hawkes, Neighbors.
Item 8.C. PLN2017-12931	3677 Magellan Avenue: David Olson, Pedro Hernandez-Ramos, Christine Bacaen, Neighbor.

- Item 8.D. PLN2018-13068** 3471 Machado Avenue:
- Item 8.E. PLN2017-12946** 2106 Agnew Road: Weinong Lai, Owner.
- Item 8.F. PLN2018-13069** 3521 Tracy Drive: Sandeep and Bora Israni, Owners.
- Item 8.G. PLN2017-12836** 2961 Corvin Drive: Yanna Hu, Qihua Luo, Owners; Jonathan Fearn, Applicant.
- Item 8.H. PLN2017-12870** 2788, 2888 San Tomas Expressway and 2400 Condensa Street: John O'Brien, Owner

General – No Projects Named Gabriel Dela Cruz, Bob Case, G. Telforesen, Community.

3. DISTRIBUTION OF AGENDA

Copies of the current agenda are available from the Planning Division office on the Friday afternoon preceding the meeting and are also available at the Committee meeting.

4. DECLARATION OF COMMITTEE PROCEDURES

5. REQUESTS FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

- A. Withdrawals
 - None
- B. Continuances without a hearing
 - None
- C. Exceptions (requests for agenda items to be taken out of order)
 - None

6. ORAL PETITIONS/ ANNOUNCEMENTS AND COMMUNICATIONS

Members of the Public may briefly address the Committee on any item not on the agenda.

7. CONSENT CALENDAR

Consent Calendar items may be enacted, approved or adopted, by one motion unless requested to be removed by anyone for discussion or explanation. If any member of the Architectural Committee, staff, the applicant or a member of the public wishes to comment on a Consent Calendar item, or would like the item to be heard on the regular agenda, please notify Planning staff, or request this action at the Architectural Committee meeting during the Consent Calendar review. Items listed on the Consent Calendar with associated file numbers constitute Public Hearing items.

Motion/Action: Motion to approve items 7.A, 7.B, 7.C, and 7.D on the Consent Calendar was made by Planning Commissioner Ikezi, seconded by Planning Commissioner Saleme, and unanimously approved by the Architectural Committee (3-0-0-0).

- 7.A File No.(s):** **PLN2018-13036**
- Location:** 3495 Victoria Avenue, a 5,974 square foot lot located to the north of Warburton Avenue; APN: 220-05-102; property is zoned R-6L Single Family.
- Applicant/Owner:** Yanna Hu and Qihua Luo
- Request:** **Architectural Review** of an interior renovation of an existing 1,992 square foot two bedroom, two bathroom, single-story residence resulting

CEQA Determination: in a 1,992 square foot four bedroom, three bathroom residence with an existing attached 375 square foot two-car garage.
Project Planner: Categorical Exemption per CEQA Section 15301, Existing Facilities
Staff Recommendation: Anna McGill, Associate Planner
Approved, subject to conditions

- 7.B** **File No.(s):** **PLN2018-13030**
 Location: 2281 Bowers Avenue; a 6,090 square-foot lot on the east side of Bowers Avenue; APN: 216-13-014; property is zoned R1-6L Single Family.

 Applicant/Owner: Hau-Ching Liao
 Request: **Architectural Review** of a 565 square foot rear addition to an existing 1,213 square foot three bedroom, two bathroom, single family home with a two-car garage, resulting in a 1,778 square foot single family residence with four bedrooms, three bathrooms, and an existing 437 square foot two-car garage.

 CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
 Project Planner: Steve Le, Assistant Planner I
 Staff Recommendation: **Approved**, subject to conditions
- 7.C** **File No.(s):** **PLN2018-13057**
 Location: 151 Muir Avenue; a 7,200 square-foot lot on the east side of Muir Avenue; APN: 296-14-063; property is zoned R1-6L Single Family.

 Applicant/Owner: Alok Agarwal and Babita Jain
 Request: **Architectural Review** of a 572 square foot front addition to an existing 1,766 square foot three bedroom, two bathroom, single family home with a two-car garage, resulting in a 2,338 square foot single family residence with four bedrooms, three bathrooms, and an existing 471 square foot two-car garage.

 CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
 Project Planner: Steve Le, Assistant Planner I
 Staff Recommendation: **Approved**, subject to conditions
- 7.D** **File No.(s):** **PLN2018-13059**
 Location: 1734 Franck Avenue, a 5,707 square foot lot, located at the west side of Franck Avenue, APN: 216-04-066; property is zoned R1-6L Single Family.

 Applicant/Owner: Jack Lin/Angel Wang
 Request: **Architectural Review** to allow a 806 square foot first floor addition to the front and rear of an existing 1,035 square foot one-story, three bedroom and one bathroom residence with an attached 370 square foot two-car garage, resulting in 1,841 square foot one-story five bedroom and three and one-half bathroom residence with an attached 441 square foot two-car garage.

 CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
 Project Planner: Elaheh Kerachian, Associate Planner
 Staff Recommendation: **Approved**, subject to conditions

8. PUBLIC HEARING ITEMS

8.A File No.(s): **PLN2017-13013**
Location: 664 Scott Blvd, a 6,215 square foot lot, located at the west side of Scott Blvd, APN: 294-06-006; property is zoned R1-6L Single Family.
Applicant/Owner: Pattree Duke
Request: **Architectural Review** to allow demolition of an existing 1,209 square foot two bedroom, one bathroom, single story residence with a one-car garage to allow construction of a 2,032 square foot one-story single family residence with three bedrooms, three and one-half bathrooms, with an attached 427 square foot two-car garage.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Elaheh Kerachian, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

Elaheh Kerachian presented the project with recommendations for approval. There were no public comments. The committee had concerns regarding the interior construction, which could allow a duplex with exterior access.

Motion/Action: Motion to approve was made by Planning Commissioner Ikezi, seconded by Planning Commissioner Saleme and unanimously approved by the Architectural Committee (3-0-0-0) with the following conditions:

- Two hallways need to be redesigned or eliminated as part of the re-design and eliminate the long window at the end of the hallway. Recommendation was also made to convert the proposed office space to an extra bedroom. Final approval can be made by Planning staff.

8.B File No.(s): **PLN2017-13000**
Location: 2326 Quinn Avenue, a 9,610 square foot lot, located at the west side of Quinn Avenue, APN: 216-13-053; property is zoned R1-6L Single Family.
Applicant: Marcus D Design
Owner: Redwood Trail, LLC
Request: **Architectural review** to allow demolition of an existing 1,749 square foot, three bedroom, two bathroom, one-story single family residence, and the replacement construction of a new two-story 4,027 square foot five bedroom, four bathroom, single family home with an attached two car garage.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Rebecca Bustos, Associate Planner
Staff Recommendation: **Continue for Redesign**

Rebecca Bustos presented the project. There were comments from the neighbors speaking in opposition to the overall size and mass of the proposed residence. The Committee instructed the applicant to reduce the overall square footage and increase the upper floor setbacks in accordance with staff's recommendation to improve the compatibility of the project with the neighborhood.

Motion/Action: Motion to **Continue for Redesign** was made by Planning Commissioner Ikezi, seconded by Planning Commissioner Saleme, and unanimously approved by the Architectural Committee (3-0-0-0).

8.C. File No.(s): **PLN2017-12931**
Location: 3677 Magellan Avenue, a 6,365 square foot lot, located on the north side of Magellan Avenue between Hillsdale Avenue and La Salle Avenue, APN: 316-16-025; property is zoned Single Family (R1-6L).
Applicant: Mazi Motamedi, Ali's Construction
Owner: Sajeev Menon
Request: **Architectural Review** to allow a 630 square foot first floor addition and a new 1,260 square foot second floor addition to an existing 1,360 square foot one-story, four bedroom and two bathroom residence resulting in a 3,250 square foot two-story home with four bedrooms, four and one-half bathrooms and an existing 440 square foot two-car garage.
CEQA Determination: Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures
Project Planner: Yen Chen, Associate Planner
Staff Recommendation: **Continue for Redesign**

Gloria Sciara presented the project. There were no public comments. The committee made recommendations to continue for redesign.

Motion/Action: Motion to **Continue for Redesign** was made by Planning Commissioner Ikezi, seconded by Planning Commissioner Saleme, and unanimously approved by the Architectural Committee (3-0-0-0).

8.D. File No.(s): **PLN2018-13068**
Location: 3471 Machado Avenue, a 5,508 square foot lot on the north side of Machado Avenue approximately 250 feet west of Nobili Avenue, APN: 220-16-068; property is zoned Single Family Residential (R1-6L).
Applicant: Michelle Miner Design
Owner: Stephen and Sarah Nelson
Request: **Architectural Review** of a 188 square foot first floor expansion and 760 square foot second story addition to an existing 1,995 square foot, three bedroom and two bathroom, one-story single family residence; resulting in a four bedroom and three bathroom home with attached two-car garage.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Debby Fernandez, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

Gloria Sciara presented the project with recommendations for approval. There were no public comments. The committee did not express any concerns.

Motion/Action: Motion to approve as proposed was made by Planning Commissioner Ikezi, seconded by Planning Commissioner Saleme, and unanimously approved by the Architectural Committee (3-0-0-0).

8.E. File No.(s): **PLN2017-12946**
Location: 2106 Agnew Road, a 7,414 square foot lot located midblock on Agnew Road between Fillmore Street and Cheeney Street, APN: 104-12-198; property is zoned Single Family Residential (R1-6L).
Applicant/Owner: Weinong Lai
Request: **Architectural Review** to allow remodel and 353 square foot addition to an existing first floor and new construction of a second story 950 square

foot addition to an existing 1,441 square foot three bedroom, one and one-half bathroom single family residence resulting in a 2,744 square foot six bedroom, three and one-half bathroom, single family residence; demolition and replacement with a 477 square foot two-car garage at the rear yard.

CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Anna McGill, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

Gloria Sciara presented the project with recommendations for approval. There were no public comments. The committee did not express any concerns.

Motion/Action: Motion to approve was made by Planning Commissioner Ikezi, seconded by Council Member Mahan, and approved by the Architectural Committee (2-1-0-0, Planning Commissioner Saleme dissenting).

8.F. File No.(s): **PLN2018-13069**
Location: 3521 Tracy Drive; a 6,000 square-foot lot on the north side of Tracy Drive; APN: 296-04-028; property is zoned R1-6L Single Family.
Applicant/Owner: Bora Israni and Sandeep Israni
Request: **Architectural Review** of 765 square foot front and rear addition to a single family residence with three bedrooms, two bathrooms, and an attached 494 square foot garage, resulting in a 2,400 square foot single story residence with five bedrooms, three and one-half bathrooms, a new front porch and an existing attached garage. The proposal includes Minor Modification request to locate the porch three feet into the 20 foot front yard setback.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Steve Le, Assistant Planner I
Staff Recommendation: **Approve**, subject to conditions

Gloria Sciara presented the project with recommendations for approval. There were no public comments. The committee concurred with staff's recommendation to change roof material over bay window.

Motion/Action: Motion to approve was made by Planning Commissioner Saleme, seconded by Planning Commissioner Ikezi and unanimously approved by the Architectural Committee (3-0-0-0) with the following condition:

- The roof material over the bay window should be replaced with an appropriate metal material and design that is typically used for bay windows, or match roof material to the main house.

8.G. File No.(s): **PLN2017-12836**
Location: 2961 Corvin Drive, et al, 1.619 acre, approximately 450 feet north of Kifer Drive, located between Corvin Drive and Calabazas Creek; APNs: 216-33-040, -041, -042, -043, -044
Applicant/Owner: SummerHill Homes
Request: **Architectural Review** for the construction of 38 townhomes consistent with the Lawrence Station Area Plan.
CEQA Determination: Lawrence Station Area Plan EIR
Project Planner: Yen Han Chen, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

Yen Chen presented the project with recommendations for approval. The applicant also made a presentation. The committee inquired about the creek trail access and fencing material.

Motion/Action: Motion to approve was made by Planning Commissioner Saleme, seconded by Planning Commissioner Ikezi and unanimously approved by the Architectural Committee (3-0-0-0) with the following condition:

- Revise the fence material along creek trail, to an open metal residential-type fence.

8.H. File No.(s): **PLN2017-12870**
Location: 2788 and 2888 San Tomas Expressway and 2400 Condensa Street; a 35.62 acre campus located on the south side of Central Expressway; APNs: 224-11-068, 216-28-128; property is zoned PD Planned Development.
Applicant/Owner: NVIDIA
Request: **Architectural Review** for modifications to a previously approved three phase project to shift a portion of the overall approved square footage from Phase 3 to Phase 2, including modifying the architectural design of the proposed buildings and the addition of a 105,000 square foot trellis.
CEQA Determination: Addendum to the San Tomas Business Park Campus Final EIR
Project Planner: Rebecca Bustos, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

Rebecca Bustos presented the project with recommendations for approval. There were no public comments. The committee expressed support for this project.

Motion/Action: Motion to approve was made by Planning Commissioner Ikezi, seconded by Planning Commissioner Saleme and unanimously approved by the Architectural Committee (3-0-0-0).

9. OTHER BUSINESS

9.A. Committee Procedures and Staff Communications

- Announcements/Other Items
- Report of the Liaison from the Community Development Department
- Committee/Board Liaison and Committee Reports
- Committee Activities
- Upcoming Agenda Items

10. ADJOURNMENT

The meeting adjourned at 9:10 p.m. The next regular Architectural Committee meeting will be held on Wednesday, March 7, 2018, at 7:00 p.m.

Prepared by: 
Gloria Sciarra, AICP
Development Review Officer

Approved: 
Andrew Crabtree
Director of Community Development